

**Proposed Amendment to the
Northwest Corridors Redevelopment Plan
University of Nebraska Technology Park Project 2**

(Page 25, new number 4, of the Northwest Corridors Redevelopment Plan)

4. University of Nebraska Technology Park Project 2

Project Description

The University of Nebraska Technology Park Project 2 will consist of an office/commercial building of approximately 150,000 square feet located on approximately 21.7 acres as it is situated generally south of the western extension of Research Drive within the Technology Park at approximately N.W. 7th Street. In order to facilitate this Project, certain public improvements will be required. The Project site is shown on the Exhibit following the Statutory Elements section below, and incorporated by this reference. The Project site will require the extension of Research Drive and Cattail Road to provide two access points to the Project site. These street extensions will provide direct access to arterial streets adjacent to the Technology Park. In addition, the Project site will require the extension of sanitary sewer, storm sewer, municipal water service, and other utilities.

In addition to the public infrastructure items, the Project will involve the installation of sidewalks, street trees, ornamental street lighting, and landscaping in the public right-of-way as required by the Lincoln Municipal Subdivision Ordinance.

Public investment may assist in eligible expenditures, which may include site acquisition, site preparation, and public infrastructure including, but not limited to, public utilities to the Project site and extension of Research Drive and Cattail Road

Statutory Elements

A. Property Acquisition, Demolition, and Disposal

No public acquisition of private property, relocation of families or business, or the sale of property is necessary to accomplish this Project.

B. Population Density

The proposed development at the Project site contains no residential units and no residential units are envisioned. The Project consists of an office/commercial development which will not affect population density in the Project area.

C. Land Coverage

The Project site is currently vacant, but will be developed with the Project. Based upon the Project consisting of approximately 150,000 square feet of building on the Project site, the Project would have a floor to area ratio within or below the requirement of Use Permit #80A, which sets a standard floor to area ratio of 30%. Thus, the Project is well within the land-coverage ratio envisioned by Use Permit #80A.

D. Traffic Flow, Street Layouts, and Street Grades

It is anticipated that the Project will increase traffic and that the anticipated public improvements of the extension of Cattail Road and Research Drive will be adequate to provide access to adjacent arterial streets. The intersection of Highlands Boulevard and N.W. 1st Street has been signalized.

E. Parking

Use Permit #80A identifies certain parking envelopes available for the location of parking for development projects within the University of Nebraska Technology Park. The private parking will be developed as a part of the Project and will exceed the parking requirements set forth in the O-3 Office Park zoning classification.

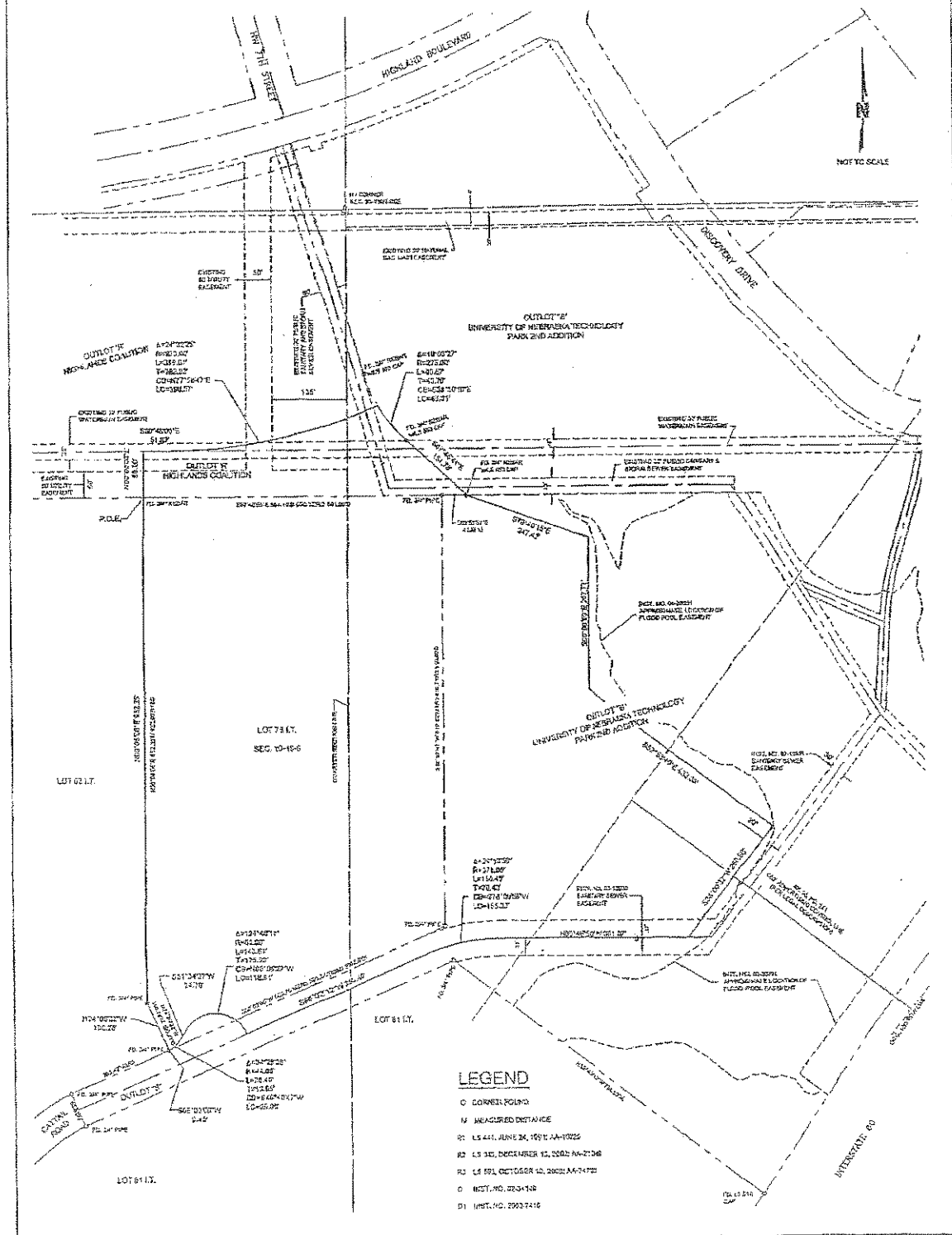
F. Zoning, Building Code, and Ordinances

The Project site includes an approximately 12-acre parcel which was recently included within the coverage of Use Permit #80A. This 12-acre parcel was changed to the O-3 Office Park zoning classification and is now subject to Use Permit #80A. Additional zoning changes shall not be necessary. No other changes are contemplated to local codes or ordinances. As the specific details of the Project are finalized, an administrative amendment to Use Permit #80A will be required to demonstrate that the Project complies with Use Permit #80A.

G. Financing

The estimated total cost to implement this office/commercial redevelopment is approximately \$25 million which includes approximately \$3 million of public investment. The source of public funds for these improvements will be Community Improvement Financing, estimated to be \$3 million, generated from the private development within the project area.

LANCASTER COUNTY, NEBRASKA.





Lincoln-Lancaster County 555 South 10th Street / Suite 213 Eugene W. Carroll, Chair
Planning Department Lincoln, Nebraska 68508 City-County
Marvin S. Krout, Director 402-441-7491 / fax: 402-441-6377 Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

July 18, 2008

TO: Neighborhood Associations/Organizations
Bob Workman, Chair, Lancaster County Board of Commissioners
Dr. E. Susan Gourley, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Comprehensive Plan Conformance No. 08018**
(Proposed amendment to the Northwest Corridors Redevelopment Plan)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **Comprehensive Plan Conformance No. 08018**, requested by the Director of the Urban Development Department, to review a proposed amendment to the **Northwest Corridors Redevelopment Plan** as to conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan. The proposed amendment adds a new project within the University of Nebraska Technology Park and includes the construction of a 150,000 sq. ft. office/commercial building on property legally described as a portion of Outlot 'B', University of Nebraska Technology Park 2nd Addition; a portion of Outlot 'R', Highlands Coalition; and Lot 78 I.T., all located in the South ½ of Section 10-10-6, Lancaster County, Nebraska. The "Northwest Corridors Redevelopment Plan" area is generally along Sun Valley Boulevard from West O Street to Cornhusker Highway, along Cornhusker Highway from I-180 to N.W. 12th Street, along N.W. 12th Street from Cornhusker Highway to Highlands Boulevard, Highlands Boulevard from N.W. 12th Street to N.W. 1st Street, and West Superior Street from N.W. 1st Street to I-180. A copy of the proposed amendment and site plan are attached for your information. The Planning Commission action is a recommendation to the City Council.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, July 30, 2008**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at **1:00 p.m.** in the City Council Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

If you would like additional information, you are encouraged to contact Wynn Hjermstad in the Urban Development Department at 402-441-7606 or whjermstad@lincoln.ne.gov; or the project planner in the Planning Department, Tom Cajka, at 402-441-5662 or tcajka@lincoln.ne.gov. You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to plan@lincoln.ne.gov, or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, July 24, 2008, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at lincoln.ne.gov (keyword = pcagenda).

Sincerely,

Jean Preister
Administrative Officer

cc: David Landis, Urban Development
Wynn Hjermstad, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
Tom Huston, 233 S. 13th Street, Suite 1900, 68508
University of Nebraska Foundation, 1010 Lincoln Mall, Suite 300, 68508

Dave Landis
Urban Development

Wynn Hjermsstad
Urban Development

Bob Workman, Chair
Lancaster County Board of Commissioners

Dr. E. Susan Gourley, Superintendent
Lincoln Public Schools
5901 "O" Street
Lincoln, NE 68510

Educational Service Unit #18
c/o David Myers
5901 O Street
Lincoln, NE 68510

University of Nebraska-Lincoln
c/o Linda Cowdin, UNL Property Management
1901 Y Street
Lincoln, NE 68588

President
Southeast Community College
8800 "O" Street
Lincoln, NE 68520

Glenn Johnson
Lower Platte South NRD
P.O. Box 83581
Lincoln, NE 68501

Rick Peo
Chief Assistant City Attorney

Norm Agena
County Assessor

Tom Huston
Attorney at Law
233 S. 13th Street, Suite 1900
Lincoln, NE 68508

University of Nebraska Foundation
1010 Lincoln Mall, Suite 300
Lincoln, NE 68508

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Ted Triplett
Belmont Community Organization
4420 N. 14 St.
Lincoln, NE 68521

John Huff
Capitol Beach Community Assn.
505 Pier 2
Lincoln, NE 68528

Rose Wiese
Capitol Beach Community Assn.
PO Box 81141
Lincoln, NE 68501

Margaret Walker
Clinton Elementary
1520 N. 29th St.
Lincoln, NE 68503

Renee Malone
Clinton Neigh. Assn.
1408 N. 26 St.
Lincoln, NE 68503

Gloria Eddins
Clinton Neigh. Org.
1700 N. 29th St.
Lincoln, NE 68503

Brenda Pool
Downtown Lincoln Association
206 S. 13 St. Ste. 101
Lincoln, NE 68508

Terry Uland
Downtown Lincoln Association
206 S. 13 Street Ste. 101
Lincoln, NE 68508

Brenda Bergman
Downtown Lincoln Association
206 S. 13 St. Ste. 101
Lincoln, NE 68508

Heather Rempe
Downtown Lincoln Association
206 S. 13 St. Ste. 101
Lincoln, NE 68508

Dean Settle
Downtown Neigh. Assn.
128 N. 13th St. #404
Lincoln, NE 68508-1501

Barbara Arendt
Downtown Neigh. Assn.
800 P St. Ste. 202
Lincoln, NE 68508

Rick Noyes
Downtown Neigh. Assn.
119 S. 9th St.
Lincoln, NE 68508

Mike Growcock
Dublin Townhome Association
1215 Dublin Rd.
Lincoln, NE 68521

Jason Fortik
Highlands Neigh. Assn.
5461 NW Fairway Dr.
Lincoln, NE 68521

Thomas Taylor
Highlands Neigh. Assn.
808 P St. Ste. 209c
Lincoln, NE 68508

Larry Miller
Highlands NW Neighborhood Assn.
5747 NW 11th St.
Lincoln, NE 68521

Rick Hargreaves
Hilltop Heights Homeowners Assn.
1825 Boston Cr.
Lincoln, NE 68521

Ginny Wilcox
Lincoln Tri-Court Neigh. Assn.
PO Box 80213
Lincoln, NE 68501-0213

Jesse Payne
Malone Community Center
2032 U St.
Lincoln, NE 68503

Ed Patterson
Malone Neigh. Assn.
700 N. 24 St.
Lincoln, NE 68503

Barb Morley
Malone Neigh. Assn.
700 N. 24
Lincoln, NE 68503

Annette McRoy
North Bottoms Neigh. Assn.
1142 New Hampshire St.
Lincoln, NE 68508

Frank Smith
North Bottoms Neigh. Assn.
1117 Claremont
Lincoln, NE 68508

Ed Caudill
North Bottoms Neigh. Assn.
1223 N. 9 St. Unit 100
Lincoln, NE 68508

Danny Walker
South Salt Creek Community Org.
427 E St.
Lincoln, NE 68508

Gary Irvin
South Salt Creek Neigh. Assn.
645 D St.
Lincoln, NE 68502

P.C. Meza
South Salt Creek Neigh. Assn.
536 C Street
Lincoln, NE 68502

Bill Hergott
West A Neigh. Assn.
1710 W. Washington St.
Lincoln, NE 68522

Robert Bowen
West A Neigh. Assn.
1901 W. South Street
Lincoln, NE 68522



Chris Cashmere
West A Neigh. Assn.
3510 W. Plum
Lincoln, NE 68522

William Vocasek
West A Neigh. Assn.
1903 W. Mulberry Ct.
Lincoln, NE 68522

Karl Jensvold
West O Neigh. Assn.
4601 Faulkner Court
Lincoln, NE 68516



Lincoln-Lancaster County 555 South 10th Street / Suite 213 Eugene W. Carroll, Chair
 Planning Department Lincoln, Nebraska 68508 City-County
 Marvin S. Krout, Director 402-441-7491 / fax: 402-441-6377 Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

August 13, 2008

TO: Neighborhood Associations/Organizations
 Bob Workman, Chair, Lancaster County Board of Commissioners
 Dr. E. Susan Gourley, Superintendent, Lincoln Public Schools
 Educational Service Unit #18, c/o David Myers
 Board of Regents, University of Nebraska-Lincoln
 President, Southeast Community College
 Glenn Johnson, Lower Platte South Natural Resources District

RE: **Amendment to the Northwest Corridors Redevelopment Plan**
(University of Nebraska Technology Park - Comprehensive Plan Conformance No. 08018)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the City Urban Development Department for a resolution approving and adopting an amendment to the **Northwest Corridors Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on **Monday, August 25, 2008, at 5:30 p.m.**, in the Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

The proposed amendment adds a new project within the University of Nebraska Technology Park and includes the construction of a 150,000 sq. ft. office/commercial building on property legally described as a portion of Outlot 'B', University of Nebraska Technology Park 2nd Addition; a portion of Outlot 'R', Highlands Coalition; and Lot 78 I.T., all located in the South ½ of Section 10-10-6, Lancaster County, Nebraska. The "Northwest Corridors Redevelopment Plan" area is generally along Sun Valley Boulevard from West O Street to Cornhusker Highway, along Cornhusker Highway from I-180 to N.W. 12th Street, along N.W. 12th Street from Cornhusker Highway to Highlands Boulevard, Highlands Boulevard from N.W. 12th Street to N.W. 1st Street, and West Superior Street from N.W. 1st Street to I-180. You were previously provided with a map and a copy of the proposed amendment.

On July 30, 2008, the Lincoln City-Lancaster County Planning Commission voted 9-0 to find the proposed amendment to the **Northwest Corridors Redevelopment Plan** to be in conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan (Comprehensive Plan Conformance No. 08018).

If you would like additional information, you are encouraged to contact Wynn Hjermstad in the Urban Development Department (441-7606 or whjermstad@lincoln.ne.gov), or the Planning Department staff planner, Tom Cajka (441-5662 or tcajka@lincoln.ne.gov). The proposed resolution will appear on the City Council agenda for introduction on August 18, 2008, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, August 14, 2008.

Sincerely,

 Jean Preister
 Administrative Officer

cc: Dave Landis, Urban Development
 Wynn Hjermstad, Urban Development
 Rick Peo, Chief Assistant City Attorney
 Norm Agena, County Assessor
 Tom Huston

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TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, August 8, 2008 AND FRIDAY, August 15, 2008:

Notice is hereby given that the Lincoln City Council will hold a public hearing on Monday, August 25, 2008, at 5:30 p.m., in the City Council Hearing Room on first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (441-7866) or the Planning Department (441-7491):

1. A resolution approving and adopting a proposed amendment to the "Northwest Corridors Redevelopment Plan" as to conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan. The proposed amendment is located within the University of Nebraska Technology Park and includes the construction of an office/commercial building of approximately 150,000 square feet, on property legally described as a portion of Outlot 'B', University of Nebraska Technology Park 2nd Addition; a portion of Outlot 'R', Highlands Coalition; and Lot 78 I.T., all located in the South ½ of Section 10-10-6, Lancaster County, Nebraska. The "Northwest Corridors Redevelopment Plan" area is generally along Sun Valley Boulevard from West O Street to Cornhusker Highway, along Cornhusker Highway from I-180 to N.W. 12th Street, along N.W. 12th Street from Cornhusker Highway to Highlands Boulevard, Highlands Boulevard from N.W. 12th Street to N.W. 1st Street, and West Superior Street from N.W. 1st Street to I-180.

Joan Ross
City Clerk